



Portmill Lane, Hitchin, Hertfordshire.





1 Bedroom Apartment

Guide Price £250,000 Leasehold

Located in Hitchin town centre is this modern double bedroom apartment with balcony. Its superb location offers a host of local amenities and restaurants and is less than a mile away from Hitchin railway station.

- Modern apartment
- One double bedroom
- Open plan kitchen/living room
- South facing balcony
- Less than a mile to Hitchin railway station
- Located in Hitchin town centre
- Well presented
- Lease: 117 years remaining
- Service Charge Approx £1600 per annum
Ground Rent £300 per annum
- EPC rating B. Council tax band B

GROUND FLOOR:

Main Entrance:

Accessed through main door. Code key pad with intercom.

FIRST FLOOR:

Entrance Hall:

A spacious hall with access to large cupboard offering storage and housing boiler. Front door intercom. Radiator. Laminate flooring.

Kitchen/Living Room:

Abt. 11'5 x 23'1 (3.48m x 7.02m) A modern white kitchen that offers ample base and eye level units with integrated oven, hob, washer dryer and fridge/freezer. The kitchen further offers extractor hood and one and a half bowl stainless steel sink with mixer tap. Inset ceiling lights. Laminate flooring. The kitchen then opens up into a sizeable living space with double glazed window to front and double glazed door to private balcony. Radiator. Laminate flooring.

Bedroom One:

Abt. 12'1 x 12'5 (3.67m x 3.79m) A light and airy double room with built in sliding door wardrobes. This room further benefits from double glazed sliding doors opening up onto the private south facing balcony. Radiator. Carpet as fitted.

Bathroom:

An upgraded three piece bathroom with panelled bath with shower attachment over, glass screen and fully tiled walls. Along with a pedestal hand wash basin and low level WC. Shaving point. Extractor fan. Inset ceiling lights. Tiled flooring.

OUTSIDE:

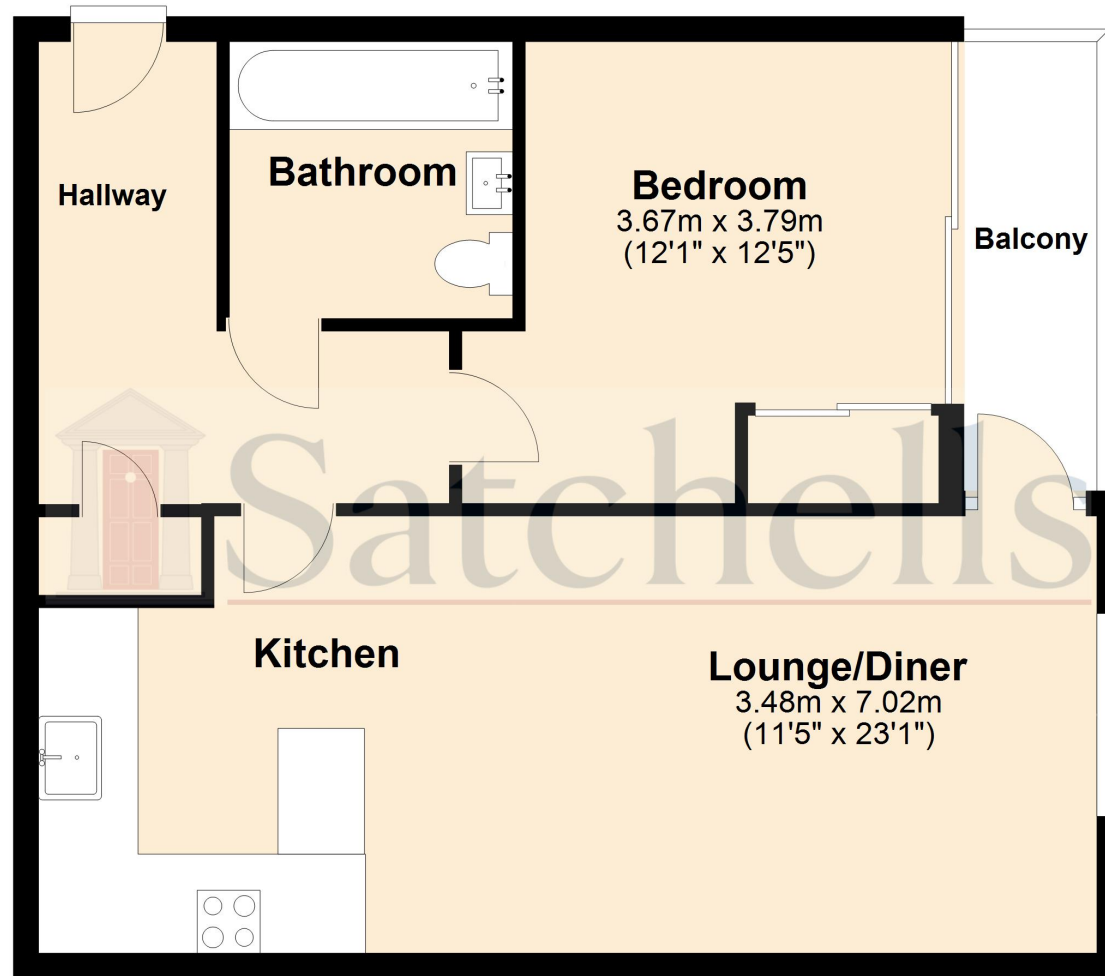
Balcony:

A private south facing balcony perfect for your early morning coffee.



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Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.